

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MARCH 23, 2005  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler**

ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:     **REQUESTS FOR CONTINUANCES.**

ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4     **FOUR UPTOWN VILLAS MAP WAIVER– PROJECT NO. 52977**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:       Firouzeh Tirandazi**

Approve, conditionally approve, or deny an application for a Map Waiver (Process 3) to waive the requirements for a Tentative Map to convert 4 residential units under construction to condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.22-acre site. The property is located at **4036 Ohio Street** in the MR-1250B Zone of Mid City Communities Planned District within the Greater North Park Community Planning Area and Council District 3. Report No. HO-05-028

**RECOMMENDATION:**

Approve

- ITEM-5:      **MONTEREY COURT MAP WAIVER - PROJECT NO. 42562**  
City Council District: 2; Plan Area: Mission Beach Planned District and Mission Beach Precise Plan Area.

**STAFF:**      **Helene Deisher**

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to convert three residential units (under construction) into condominium ownership and request to waive the requirements to underground existing overhead utilities. The project site located at **702 Monterey Court between Nahant Court and El Carmel Place**, is a 4,312 square foot site zoned R-S within the boundaries of the Mission Beach Planned District and Mission Beach Precise Plan area. The site is within the State Coastal Jurisdiction, Coastal Height Overlay, Parking Impact, and Transit Area Overlay Zones. Current construction is permitted by a Coastal Development Permit NO. 6-03-082. Report No. Ho-05-047

**RECOMMENDATION:**

Approve.

- ITEM-6:      **RACHAL RESIDENCE III - PROJECT NO. 2547**  
City Council District: 1; Plan Area: Mid-City (Normal Heights)

**STAFF:**      **Jeff Peterson**

Approve, conditionally approve, or deny an application for a Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 4,582 square foot single family residence on a vacant 19,602 square foot site. The property is located at **5266 Cromwell Court** in the RS-1-1, RS-1-7, and OR-1-zones of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Planning Area, and Council District 3. Report No. HO-05-040

**RECOMMENDATION:**

Approve.

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ITEM-7: **PELICAN BAY MAP WAIVER- PROJECT NO. 49167**

City Council District: 2; Plan Area: Peninsula

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create four (4) residential units (under construction) to condominiums, including a request to waive the undergrounding of the existing utilities on a 0.25-acre-site.

The property is located **at 4365-4371 W. Point Loma Boulevard** in the RM-3-7 Zone, Coastal Height Limit Overlay Zone, Airport Environs Overlay Zone, and Airport Approach Overlay Zone within the Peninsula Community Plan and Local Coastal Program and Council District 2. Report No. HO-05-049.

**RECOMMENDATION:**

Approve.

ITEM-8: **FLAMING SKEWER - PROJECT NO. 59038**

City Council District: 3; Plan Area: Uptown

**STAFF: Bill Tripp**

Approve, conditionally approve, or deny an application for Conditional Use Permit to establish and maintain an Alcoholic Beverage Outlet pursuant to Land Development Code Section 141.0502, to accommodate a Type 21 – General Liquor License. Said Alcoholic Beverage Outlet to comprise a maximum 100 square foot liquor store/sales area, and an approximate 1,620 square foot delicatessen and restaurant within an approximate 2,000square foot ground floor tenant improvement space/portion of an existing three-story building. The 0.36-acre (15,660 square foot) site is zoned CN-1A (Commercial-Node) and located within the Mid-City Communities Planned District, addressed at 3890-96 Fifth Avenue, located at the southwesterly corner of Fifth and University Avenues, east of Fourth and West of Sixth Avenues, legally described as Lot 29-32, Block, Nutt's Addition, Map No 628. Report No. HO-05-053

**RECOMMENDATION:**

Denial

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ITEM-9:       **SAN DIEGO NETRO INTERNATIONAL- PROJECT NO. 55092**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF:**       **Nilia Koering**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create 48 industrial units in two existing buildings on one parcel at 10065 Via de la Amistad in the Industrial Subdistrict of the Otay Mesa Development District within the Otay Mesa Community Plan Area. Report No. HO-05-054.

**RECOMMENDATION:**

Approve.